

175.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,232,400 / 1,232,400

USE VALUE: 1,232,400 / 1,232,400

ASSESSED: 1,232,400 / 1,232,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		RUBLEE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YAMAGUCHI STACIE A	
Owner 2: NGUYEN MINH	
Owner 3:	

Street 1: 48 RUBLEE ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: RUBLEE 48 LLC -
Owner 2: -
Street 1: 24 FOXMEADOW LN
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 8,772 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3106 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8772		Sq. Ft.	Site		0	70.	0.786										478,214						478,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8772.000		754,200				478,200		1,232,400							
Total Card							0.201		754,200				478,200		1,232,400		Entered Lot Size					
Total Parcel							0.201		754,200				478,200		1,232,400		Total Land:					
Source: Market Adj Cost													Total Value per SQ unit /Card: 396.78		/Parcel: 396.7		Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.								ASR Map:											
TAX DISTRICT								175.0-0004-0014.0		ASR Map:								Fact Dist:											
Grantor										Notes										Reval Dist:									
RUBLEE 48 LLC, 73261-390										Date										Year:									
1,232,400										12/18/2019										LandReason:									
TKS REALTY LLC, 71547-549										12/11/2020										BldReason:									
1,232,400										03:34:54										CivilDistrict:									
1,232,400										apro																			
1,232,400										13656!																			

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	OF=TOILET & SINK IN BMT.				10	WDK								
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:						10	16	16							
(Liv) Units:	1	Total:	1	3/4 Bath:	2	Rating:	Average														
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	2 - Clapboard			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1													
Color:	TAN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR						
View / Desir:				Frpl:		Rating:		Other													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper													
Grade:	B+ - Good (+)			<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt:	2019	Eff Yr Blt:		Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct:	G20	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL:				Phys Cond:	AV - Average	1.0	%		No Unit	RMS	BRS	FL									
Prim Int Wall:	1M - Drywall			Functional:			%	1	5	3											
Sec Int Wall:		%		Economic:			%														
Partition:	T - Typical			Special:			%														
Prim Floors:	3 - Hardwood			Override:			%														
Sec Floors:		%		Total:	1	%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	125.00																
Bsmnt Gar:				Size Adj.:	1.02339971																
Electric:	3 - Typical			Const Adj.:	0.93990600																
Insulation:	1 - Typical			Adj \$ / SQ:	120.237																
Int vs Ext:	S			Other Features:	98589																
Heat Fuel:	2 - Gas			Grade Factor:	1.46																
Heat Type:	15 - H.V.A.C			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:	100	LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	761859				Juris. Factor:	1.00	Before Depr:	175.55									
% Com Wall:		% Sprinkled:		Depreciation:	7619				Special Features:	0	Val/Su Net:	147.54									
				Deprecated Total:	754240				Final Total:	754200	Val/Su SzAd:	268.21									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 175.0-0004-0014.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N				Total Yard Items:				Total Special Features:				Total:									